



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2013

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: JONES 95, LLC - OWNER: D & W, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-47474	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

TMP-47474 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. A note shall be added to the final map to provide irrevocable, perpetual common access and parking to all driveways, drive aisles and parking spaces for all sites located within the boundaries of the commercial subdivision.
3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. All notes explained under the Unified Development Code (UDC) Section 19.16.060.W Subsections (1), (2), and (3) regarding driveway access, on-site sewer system and inter-site common drainage rights are required and shall appear on the recorded Final Map. The notes shall be substantially the same as the notes submitted on the approved Tentative Map.
6. Meet with the Flood Control Section of the Department of Public Works to discuss any existing offsite drainage that needs to be perpetuated through this site prior to the Mylar submittal of the Final Map for this site.
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map on a 14.53-acre site at the northeast corner of Jones Boulevard and U.S. 95 that contains a fully developed Shopping Center. The site is currently unsubdivided; the proposed map would allow for records of survey to be recorded to establish ownership parcels within the site without changing the legal lot line of the site. The map meets Title 19 requirements for Tentative Maps; staff therefore recommends approval, with conditions. If denied, the land will remain unsubdivided.

ISSUES

- The site is fully developed; therefore, formal cross sections were not required.
- Perpetual access and parking across the site must be allowed and therefore indicated on the final map.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/28/62	The Board of City Commissioners approved a Rezoning (Z-0014-62) from R-1 (Single Family Residence) to C-1 (Limited Commercial) on 21.44 acres at the northeast corner of Jones Boulevard and Fremont Street [U.S. 95] as part of a larger request. The Planning Commission and staff recommended approval.
<i>Most Recent Change of Ownership</i>	
09/28/00	A deed was recorded for a change in ownership.
<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits or business licenses related to this site.	
<i>Pre-Application Meeting</i>	
10/22/12	A pre-application checklist was e-mailed to the applicant based on changes made from a previous pre-application meeting (09/12/12) in which the applicant had proposed a parcel map on the subject property. It was noted that all development was existing on the site. Several technical issues with the submitted pre-application tentative map were found that were to be addressed prior to final submittal.

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<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

Field Check	
11/29/12	The subject site contains an existing, fully developed shopping center with all buildings located along the north side of the property, with the exception of one building along the U.S. 95 frontage. A lighted transportation trail path in good condition is located between this site and U.S. 95. Existing block walls are located along the east and north perimeters; some of the walls are damaged. The north side of the parking lot has been newly asphalted and striped.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	14.53

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-PD13 (Residential Planned Development – 3 Units Per Acre)
South	U.S 95 Freeway	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Multi-Family Residential (Apartments)	M (Medium Density Residential)	R-4 (High Density Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (140 Feet/175 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 13.12.040, the following standards apply:

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Jones Boulevard	Major Collector	Planned Streets and Highways Map	91	Y
U.S. 95	Freeway	Planned Streets and Highways Map	322	Y

ANALYSIS

The site is not located within any master or special plan areas, but is located within the Airport Overlay District and is subject to a 140-foot height restriction on the east side of the property and a 175-foot height restriction on the west side of the property. No structures existing on this site exceed the height restriction. The Bonanza Trail, designated as a Multi-Use transportation Trail by the Las Vegas 2020 Master Plan, is developed and located to the south of the subject site.

Access to the site is provided from three driveways from Jones Boulevard. As the site is fully developed, it has already been graded and there are no concerns about drainage or retaining/screen walls at the perimeter. For this reason, cross sections were not required to be submitted. Site circulation is logical throughout the site and will be unaffected by mapping.

Mapping of the site would allow for future records of survey to be drawn delineating ownership of portions of the site. Parking and access is intended to be allowed across the site, regardless of these future boundaries. A condition of approval will require the final map to state that common perpetual access and parking will be granted across the entire proposed commercial subdivision. The submitted tentative map does contain a note to this effect.

FINDINGS (TMP-47474)

All Title 19 zoning and technical requirements regarding tentative maps are satisfied. Staff therefore recommends approval of the subject tentative map.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

N/A

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APPROVALS 0

PROTESTS 0